

4-bedroom apartment Bottova, Bratislava-Staré Mesto 972 714 €



Business name: **HERRY'S s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



HERRYS - FOR SALE, A UNIQUE 5-ROOM APARTMENT WITH A TERRACE IN THE NEW METROPOLIS BUILDING

HERRYS real estate agency exclusively offers for sale a unique 5-room apartment with a terrace and wonderful views. right in the heart of the new Bratislava downtown. The apartment is located on the highest 16th floor in tower A of the METROPOLIS premium residential complex, in an attractive location that offers modern urban living of the highest quality, excellent transport accessibility and complete civic amenities.

The apartment has an excellent layout, plenty of exterior space and is sold unfurnished, which gives the new owner the opportunity to furnish it according to his own ideas and preferences. The apartment includes high-quality material standards and modern technologies - ceiling heating, ceiling cooling, shading and self-recovery.

Orientation: NW

tower: A

Floor: 16/16

DISPOSITION

The apartment consists of an entrance hall and five rooms (four bedrooms and a living room), a kitchen, three wardrobes, a corridor, a toilet, two bathrooms, four balconies and an attractive terrace, which can be accessed from the living room and from the bedroom.

Three parking spaces belong to the apartment, located on the 2nd underground floor of the garage hall, and from these spaces there is a direct entrance to the cellar dungeon, which is located behind each parking space.

The apartment is sold with a high-quality material standard, which is not assembled in the apartment: three-layer all-



Ing. Gabriela Horňáková

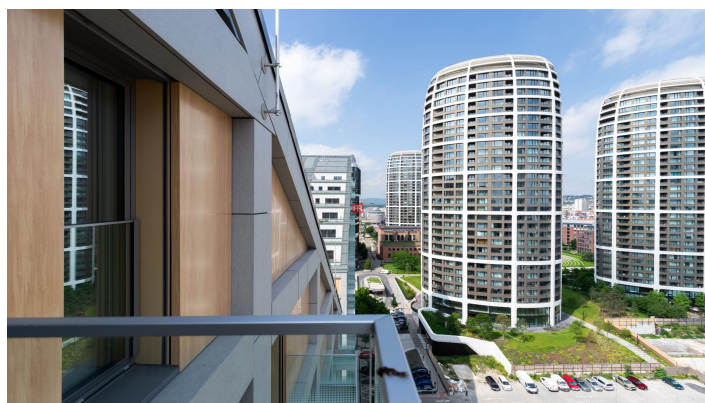
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Ad ID: HG1

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wood floors Italian tiles and paving premium sanitary ware and ceramics high-quality interior doors with an above-standard height and non-rebated fittings

The advantage of the apartment is also modern and innovative technologies from leading brands:

- high-quality exterior blinds of the Climax brand,
- large-format windows made of aluminum profiles of the Wicono brand
- ceiling cooling and ceiling heating from Rehau
- individual premium autonomous recuperation - Wolf brand

Apartment price: EUR 972.714 including VAT

3 parking spaces with cellar dungeons: EUR 132.562 including VAT

Total price: EUR 1.105.276 including VAT

LOCALITY

METROPOLIS residential complex is located in a prestigious district of the Bratislava city center, in the so-called Bratislava downtown, on Bottová Street. This new dynamic district combines the charm of the Old Town with the diversity of the modern world. NIVY and EUROVEA shopping centers, designer restaurants, bars, the Danube Promenade and the historic city center are nearby.

BENEFITS

- aesthetic timeless architecture of the METROPOLIS residential complex lucrative address, in the heart of the



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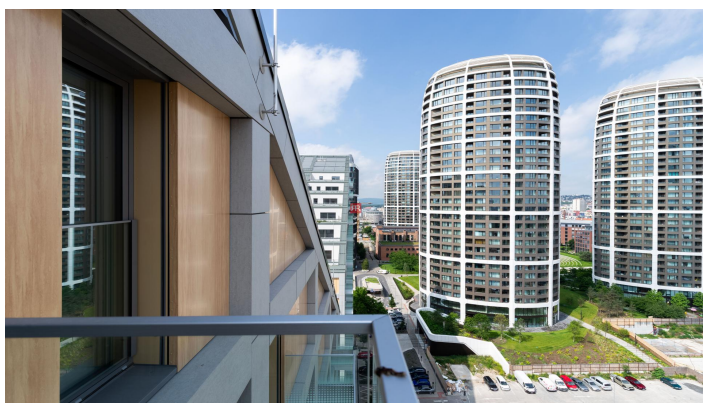
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new downtown Bratislava center

- elaborate layout of the apartment with a high emphasis on its functionality state-of-the-art,
- low-cost cooling, heating, recovery and shading technologies
- high quality materials of premium brands
- 24-hour permanent reception service and SBS
- commercial pier with a semi-private park full of greenery within the METROPOLIS complex
- designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture are within walking distance
- quick walking distance to the historic center of Bratislava, to the Danube Riviera as well as to the NIVY and EUROVEA shopping centers
- quick access to the NIVY main bus station, public transport stops as well as access to the city bypass

PRICE

Apartment price: 972.714 EUR including VAT 3 parking spaces with cellar dungeons in the underground garage:
132.562 EUR including VAT Total price: 1.105276 EUR including VAT (Price includes professional service and commission of real estate agency)

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METROPOLIS

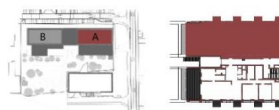
BYT A.16.2
5+KK / 190,80 m² / 16.NP

01	Vstupná hala	13,41m ²
02	Obývací izba	22,48m ²
03	Izba	13,81m ²
04	Izba	13,68m ²
05	Izba	16,63m ²
06	Izba	16,11m ²
07	Kuchyňa	26,49m ²
08	Šatník	5,35m ²
09	Šatník	3,52m ²
10	Chodba	10,09m ²
11	wc	1,57m ²
12	Kúpeľňa	7,27m ²
13	Kúpeľňa	3,81m ²

Podlahová plocha bytu 154,22m²

14	Balkón	2,63m ²
15	Balkón	2,63m ²
16	Balkón	2,63m ²
17	Balkón	2,63m ²
18	Terasa	26,06m ²
		36,58m ²

Upozornenie: Plochy jednotlivých miestností sú orientačné. Schéma podorysu predstavuje vzorové dispozičné riešenie bytu. Kuchynská linka a nábytok nie sú súčasťou dodávky bytu. Špecifikácie pre konštrukcie, povrchové úpravy a rozsah vybavenia je predmetom prílohy "Štandard nehnuteľnosti". Investor si vyhradzuje právo na drobné úpravy.



DEVELOPER **mint** investments

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